

CITY of VALLEJO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	111,400
Annual Single-Family Units Permitted (1996-98, Avg.):	196
Annual Multi-Family Units Permitted (1996-98, Avg.):	0
Total Annual Residential Units Permitted (1996-98, Avg.):	196

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	N
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	N
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

None Available

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Northgate Specific Plan Area:
Columbus Parkway @ Redwood Parkway

iii. Expected Environmental Assessment Determination: Under Master EIR - No Add'l Env't'l Review Req'd

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, bus stops, traffic lights, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-none required
-Project Management Requirements:	-Conditions of Approval; no HOA or Devt Agree't req'd
-Typical Reporting:	-soils, seismic, traffic, noise, biological, wetlands, archaeological

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	78.00
Private Garage Valuation Price per Sq. Ft.	20.35
Total Valuation per Unit	203,140
Total Valuation per 25 Unit Subdivision Model	5,078,500

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		4,000
Zone Change Application Fee	flat		1,500
Planned Unit Development Fee	flat		1,000
Public Hearing Fee	flat		85
Tentative Map Fee	flat		3,000
Subtotal Planning Fees			9,585

vii. Plan Check, Permit, & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,402	35,050
Architectural Plan Check Fee (models)	65% of Bldg Permit	911 x 3 models	2,733
Landscape / Engineering Plan Check Fee	schedule based on 500,000 val'n		25,000
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	25	625
Electrical Permit Fee	per fixture count	156	3,900
Plumbing Permit Fee	per fixture count	159	3,975
Mechanical Permit Fee	per fixture count	101	2,525
Grading Permit Fee	schedule based on CY		450
Sanitation Plan Check Fee	flat per unit	15	375
Subtotal Plan Check, Permit, & Inspection Fees			74,633

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Open Space /Landsc, Lighting & Maint. Dist.	per unit	2,018	50,450
Benefit District	per unit	1,698	42,450
Fire Services District	per unit	216	5,400
School District	1.94 / sf	4,850	121,250
City - Sanitary Sewer Connection Fee	flat per unit	1,605	40,125
City - Storm Drainage Connection Fee	flat per unit	3,435	85,875
City - Water Connection Fee	flat per unit	4,339	108,475
City - Local Traffic Impact Fees	trips/unit	3,043	76,075
City - Community & Public Facilities Fees	flat per unit	2,291	57,275
City - Park and Recreation Fees	flat per unit	2,634	65,850
City - Excise Tax	flat per unit	3,615	90,375
Subtotal Infrastructure, Impact & District Fees			743,600

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	827,818
Total Fees per Unit (total from above / 25 units)	33,113

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Oakwood Avenue

iii. Expected Environmental Assessment Determination: Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructure standards
	-deferral agreement for later undergrounding
-Typical Reporting	-soils, seismic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	78.00
Private Garage Valuation Price per Sq. Ft.	20.35
Total Valuation per Model	203,140

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Public Hearing Fee	flat		40
Site Plan Review Fee	flat		600
Subtotal Planning Fees			640

vii. Plan Check, Permit, & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n		1,402
Architectural Plan Check Fee	65% of Bldg Permit		911
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n		25
Electrical Permit Fee	per fixture count		156
Plumbing Permit Fee	per fixture count		159
Mechanical Permit Fee	per fixture count		101
Grading Permit Fee	schedule based on CY		120
Sanitation Plan Check Fee	flat per unit	25	25
Subtotal Plan Check, Permit, & Inspection Fees			2,899

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.94 / sf	4,850	4,850
City - Sanitary Sewer Connection Fee	flat per unit	1,605	1,605
City - Storm Drainage Connection Fee	flat per unit	3,435	3,435
City - Water Connection Fee	flat per unit	4,339	4,339
City - Local Traffic Impact Fees	trips/unit	3,043	3,043
City - Community & Public Facilities Fees	flat per unit	2,291	2,291
City - Park and Recreation Fees	flat per unit	2,634	2,634
City - Excise Tax	flat per unit	3,615	3,615
Subtotal Infrastructure, Impact & District Fees			25,812

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	29,351
--	---------------

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Northgate Specific Plan Area:
Ascot Parkway @ Turner Parkway

iii. Expected Environmental Assessment Determination: Under Master EIR - No Add'l Env't'l Review Req'd

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, bus stops, traffic lights, soundwalls, utility undergrounding
-Internal Site Improvements:	-no dedic'n of streets and infrastructure req'd, full street & infrastructure, curbs, gutters, sidewalks, st. trees, utility undergrounding & easements
-Common Amenities / Open Space:	-300 sq. ft. per unit (shared btwn private ext. & common); no other reqts
-Project Management Requirements:	-Conditions of Approval; no Mgmt. or Devt Agree't req'd
-Typical Reporting:	-soils, seismic, traffic, noise, biological, wetlands, archaeological

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	70.00
Private Garage Valuation Price per Sq. Ft.	20.35
Total Valuation per Unit	74,070
Total Valuation per 45 Unit Multi-Family Development Model	3,333,150

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		4,000
Zone Change Application Fee	flat		1,500
Planned Unit Development Fee	flat		3,000
Public Hearing Fee	flat		85
Environmental Assessment / Neg Dec Fee	flat		450
Subtotal Planning Fees			9,035

vii. Plan Check, Permit, & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	725	32,625
Architectural Plan Check Fee	65% of Bldg Permit	471 x 1 model	471
Landscape / Engineering Plan Check Fee	schedule based on val'n		25,000
Fire Dept Plan Check Fee	flat		120
Inspection Fee	flat		215
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9	405
Electrical Permit Fee	per fixture count	75	3,375
Plumbing Permit Fee	per fixture count	76	3,420
Mechanical Permit Fee	per fixture count	53	2,385
Grading Permit Fee	schedule based on CY		380
Sanitation Plan Check Fee	flat per unit	15	675
Subtotal Plan Check, Permit, & Inspection Fees			69,071

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Open Space /Landsc, Lighting & Maint. Dist.	per unit	2,018	90,810
Benefit District	per unit	1,698	76,410
Fire Services District	per unit	216	9,720
School District	1.94 / sf	1,940	87,300
City - Sanitary Sewer Connection Fee	flat per unit	1,605	72,225
City - Storm Drainage Connection Fee	per acre	20615 x 3 acres	61,845
City - Water Connection Fee	flat per meter	4,339	195,255
City - Local Traffic Impact Fees	trips/unit	1,711	76,995
City - Community & Public Facilities Fees	flat per unit	1,985	89,325
City - Park and Recreation Fees	flat per unit	1,505	67,725
City - Excise Tax	flat per unit	3,615	162,675
Subtotal Infrastructure, Impact & District Fees			990,285

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	1,068,391
Total Fees per Unit (total from above / 45 units)	23,742